086.0	0003	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,033,600	/	1,033,600
USE VALUE:	1,033,600	/	1,033,600
ASSESSED:	1,033,600	/	1,033,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANAHER MARYBETH
Owner 2:	
Owner 3:	
Street 1:	33 WOODCREST DR
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 2700 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	581,400	700	451,500	1,033,600
Total Card	0.172	581,400	700	451,500	1,033,600
Total Parcel	0.172	581,400	700	451,500	1,033,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.81 /Parcel: 382.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	581,400	700	7,500.	451,500	1,033,600		Year end	12/23/2021
2021	104	FV	554,900	700	7,500.	451,500	1,007,100		Year End Roll	12/10/2020
2020	104	FV	554,800	700	7,500.	451,500	1,007,000	1,007,000	Year End Roll	12/18/2019
2019	104	FV	411,400	0	7,500.	445,100	856,500	856,500	Year End Roll	1/3/2019
2018	104	FV	411,400	0	7,500.	341,900	753,300	753,300	Year End Roll	12/20/2017
2017	104	FV	385,800	0	7,500.	322,500	708,300	708,300	Year End Roll	1/3/2017
2016	104	FV	385,800	0	7,500.	296,700	682,500	682,500	Year End	1/4/2016
2015	104	FV	343,600	0	7,500.	277,400	621,000	621,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEISTER STEPHEN	24630-226		6/20/1994		200,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2011	1514	Re-Roof	9,240					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

User Acct

54577

GIS Ref

GIS Ref

Insp Date

11/08/18

!7030!

PRINT

Date	Time
12/30/21	04:53:40

LAST REV

Date	Time
02/04/21	10:59:02

jorourke

PAT ACCT.: 7030

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	54577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2021	Mail Update	JO	Jenny O
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03888893
Const Adj.:	1.00989902
Adj $ / SQ:	188.851
Other Features:	112447
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714275
Depreciation:	132855
Depreciated Total:	581419

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

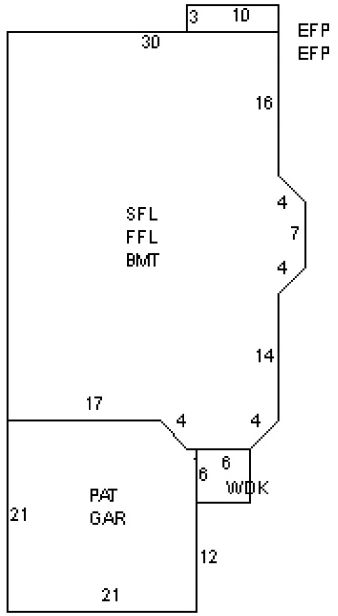
No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.85
Special Features:	0	Val/Su Net:	115.96
Final Total:	581400	Val/Su SzAd	215.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,350	56.660	76,485
FFL	First Floor	1,350	188.850	254,949
SFL	Second Floor	1,350	188.850	254,949
GAR	Garage	434	20.970	9,099
PAT	Patio	434	3.140	1,365
EFP	Enclos Porch	60	73.320	4,399
WDK	Deck	36	16.160	582
	Net Sketched Area:	5,014	Total:	601,828
Size Ad	2700	Gross Area	5014	FinArea 2700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc